

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Stavros S. Anthony (Ward 4)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Cedric Crear (Ward 5)
Councilwoman Michele Fiore (Ward 6)



Commissioner Louis De Salvio, Chair
Commissioner Trinity Haven Schlottman, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan
Commissioner Sigal Chattah

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

June 8, 2021
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR DE SALVIO called the meeting to order at 6:00 p.m.

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; Howard Lieburn Senior Center, 6230 Garwood Avenue.

3. Roll Call

Minutes:

PRESENT: CHAIR DE SALVIO and COMMISSIONERS SCHLOTTMAN, CHERRY, TOUSSAINT, WILLIAMS, CHATTAH and ROGAN (via teleconference)

Also Present: SETH FLOYD, Director of Community Development; PETER LOWENSTEIN, Deputy Planning Director; ERIC McCAMMOND, Senior Management Analyst; ALEX STRAWSER, Planner II; VICTOR BOLANOS, Senior Engineering Associate; ROBERT NOLAN, Deputy Fire Chief; JAMES LEWIS, Deputy City Attorney; ASHLEY FOSTER, Deputy City Clerk; and CHEYENNE LaRANCE, Deputy City Clerk

4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of May 11, 2021.

Motion made by Trinity Haven Schlottman to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Minutes:

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant for Items 26-26b requesting these items be held until the July 13, 2021, Planning Commission Meeting. MS. LAZOVICH informed CHAIR DE SALVIO this would allow them additional time to review the plans.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 26a and 26b to 7/13/2021

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. 21-0199-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC - For possible action on a Land Use Entitlement project request for a first Extension of Time of an approved Special Use Permit (SUP-77269) FOR A PROPOSED 17,000 SQUARE-FOOT CANNABIS CULTIVATION FACILITY USE at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Chattah abstained from voting on Item 7 because of her involvement in the IN RE: D.O.T. LITIGATION. Commissioner Cherry abstained from voting on Item 7 as his family is in the cannabis industry and this would affect it. Commissioner Schlottman disclosed that he has constructed many cannabis facilities, but he does not have a relationship with any of the property owners on the subject site; therefore, he would be voting on Item 7.

Passed For: 5; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 0

For-Anthony Williams, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Abstain-Sigal Chattah, Sam Cherry;

8. 21-0219 - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on the following Land Use Entitlement project requests on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 8a and 8b for related backup.

- 8a. 21-0219-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-75850) FOR A BUILDING MAINTENANCE SERVICE AND SALES USE

Minutes:

See Items 8-8b for related backup.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 7 only.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 8b. 21-0219-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-75851) FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,053 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED

Minutes:

See Items 8-8b for related backup.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 7 only.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

9. 21-0223-TMP1 - TENTATIVE MAP - CHEYENNE COMMONS - APPLICANT/OWNER: CHEYENNE COMMONS NV, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 34.73 acres at the southwest corner of Cheyenne Avenue and Rainbow Boulevard (APNs 138-15-601-004 and 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Item 7 only.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

10. 21-0146-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED WIRELESS COMMUNICATION TOWER (STEALTH) USE on a portion of 84.99 acres at the northwest corner of Far Hills Avenue and Sky Vista Drive (APNs 137-27-101-004 and 137-28-601-001), P-C (Planned Community) Zone [COS (Community Open Space) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 10-17c.

There being no one present to speak, CHAIR DE SALVIO declared the Public Hearing closed for Items 10-17c.

Subsequent to the vote, SETH FLOYD, Director of Community Development, announced a correction in that Item 9 has a seven-day appellate period instead of 10 as stated under the Consent portion of the agenda.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

11. 21-0176 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests at the northeast corner of West Skye Canyon Park Drive and Grand Canyon Drive (APN 125-07-601-012), PD (Planned Development) Zone [CC (Community Commercial) Grand Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 10 for related discussion and Items 11a and 11b for related backup.

- 11a. 21-0176-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN USE

Minutes:

See Item 10 for related discussion and Items 11-11b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 11b. 21-0176-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING (INCIDENTAL GAMING MACHINES ONLY) USE

Minutes:

See Item 10 for related discussion and Items 11-11b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

12. 21-0181-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MESSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MESSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 654-FOOT DISTANCE SEPARATION FROM AN EXISTING MESSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED, A 116-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND TO NOT BE LOCATED ON A SECONDARY THOROUGHFARE OR LARGER WHERE SUCH IS REQUIRED at 8645 West Rome Boulevard, Suite #115 (APN 125-20-812-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

13. 21-0187-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 15.02 acres at 5555 Horse Drive (APN 125-12-301-005), C-V (Civic) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

14. 21-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSPIRED LIFE HOLDINGS - OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,060 SQUARE-FOOT MORTUARY OR FUNERAL CHAPEL USE at 311 North Buffalo Drive, Suite B (APN 138-28-819-008), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

15. 21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

16. 21-0230 - PUBLIC HEARING - APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC - For possible action on the following Land Use Entitlement project requests on 2.79 acres at the northeast corner of Oso Blanca Road and Durango Drive (APN 125-17-703-001), T-C (Town Center) Zone [SC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 10 for related discussion and Items 16a and 16b for related backup.

- 16a. 21-0230-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

Minutes:

See Item 10 for related discussion and Items 16-16b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 16b. 21-0230-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 101,850 SQUARE-FOOT, 794-UNIT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARD REQUIREMENTS

Minutes:

See Item 10 for related discussion and Items 16-16b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

17. 21-0235 - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests on 6.82 acres north of the intersection of Among Lane and Belong Road (APN 125-06-211-013), T-D (Traditional Development) Zone [P (Parks and Trail) Sunstone Trilogy Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 10 for related discussion and Items 17a-17c for related backup.

- 17a. 21-0235-SUP1 - SPECIAL USE PERMIT - FOR A 297,080 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

Minutes:

See Item 10 for related discussion and Items 17-17c for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 17b. 21-0235-SUP2 - SPECIAL USE PERMIT - FOR A 3,445 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE

Minutes:

See Item 10 for related discussion and Items 17-17c for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

17c. 21-0235-SUP3 - SPECIAL USE PERMIT - FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT USE

Minutes:

See Item 10 for related discussion and Items 17-17c for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

PUBLIC HEARING ITEMS

18. ABEYANCE - 21-0043 - PUBLIC HEARING - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC. - For possible action on the following Land Use Entitlement project requests on 0.20 acres at 5313 Redberry Street (APN 138-13-510-022), R-3 (Medium Density Residential) Zone, Ward 5 (Cear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 18-18b.

ERIC McCAMMOND, Senior Management Analyst, reported while the proposed development mimics those in the immediate area, when a site is developed, it is subject to current development standards. The proposed development does not provide sufficient parking and is void of landscape planting materials adjacent to the northern, eastern, and southern property lines. The applicant is proposing to overdevelop the subject site as evidenced by the Variance request. Staff did not support the requests and recommended denial of both applications.

MAJED KHATER, Architect, appeared representing the owner. He stated they were before the Commission last month and were directed to work with COMMISSIONER WILLIAMS at that time on the design. After meeting with the Commissioner at the site, changes were made to the plans, which included adding the required landscaping on the sides. Additionally, some storage was eliminated from the back of the building allowing for a smaller footprint and two additional rows of parking. He stated he submitted these plans to the Planning Department the week prior and believes they are now in compliance with the code.

ERIC McCAMMOND, Senior Manager Analyst, confirmed the plans were received as stated. He clarified that the plan could be accepted, but that tandem parking does not count towards the required number of spaces. As such, the parking Variance would still be required, and if the Planning Commission voted to move forward, he had an amended condition of approval he would like to read.

COMMISSIONER WILLIAMS confirmed he met with the applicant on site and discussed the perimeter landscaping requirements. He stated the changes made to the parking mimic the parking to the east and west units. At the Commissioner's request, MR. McCAMMOND read the amended condition of approval into the record. MR. KHATER agreed to all conditions.

See Items 18a and 18b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 18-18b.

- 18a. ABEYANCE - 21-0043-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE EIGHT ARE REQUIRED

Minutes:

See Item 18 for related discussion and Items 18-18b for related backup.

Motion made by Anthony Williams to Approve Items 18a and 18b subject to condition(s) with amended conditions for Item 18b

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 18b. ABEYANCE - 21-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 18 for related discussion and Items 18-18b for related backup.

Motion made by Anthony Williams to Approve Items 18a and 18b subject to condition(s) and amending Condition 3 as read for the record:

3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped on 06/08/21, except as amended by conditions herein.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19. 21-0184-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ - For possible action on a Land Use Entitlement project request TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED; A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AND A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 3704 Sequoia Avenue (APN 140-30-113-032), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JAIME DE LA VEGA appeared representing the owner. He stated they did not feel there was a way to defend the project and said they would take the structure down. He apologized for the short notice.

PETER LOWENSTEIN, Deputy Planning Director, interjected stating if the applicant wished to withdraw their application without prejudice, he would ask for direction from the Planning Commission to provide a timeframe in which the structure must be taken down.

COMMISSIONER SCHLOTTMAN asked how much time was needed to remove the structure. MR. DE LA VEGA believed 30 days was sufficient.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice

NOTE: Staff requested a defined timeline and the applicant agreed to remove the non-compliant structure within 30 days.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

20. 21-0188 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 18.19 acres at 2480 Maverick Street (APN 138-14-802-005), Ward 5 (Crear). Staff recommends APPROVAL on 21-0188-ZON1 and DENIAL on 21-0188-MSP1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 20-20b.

ERIC McCAMMOND, Senior Management Analyst, reported the proposed rezoning would bring the zoning into alignment with the existing Land Use Designation and staff recommended approval. The proposed signage, however, did not meet residential adjacency standards, and staff was unable to ensure the proposed animated electronic message board would not be visible from nearby residences. As such, staff recommended denial of the Master Sign Plan. He noted an additional letter of protest was received since publication.

LUCY GONZALEZ, CCSD (Clark County School District) Rural Property Management, stated they are requesting to renovate and update an existing free-standing static sign to a more current animated sign, which will be used to provide information to students and parents.

MS. GONZALEZ clarified for CHAIR DE SALVIO that under this conversion the square footage of the cabinet would remain about the same size.

COMMISSIONER WILLIAMS asked if a neighborhood meeting was held. MS. GONZALEZ stated they typically do not hold a neighborhood meeting for signs. The Commissioner stated in this case, there are concerns the sign could negatively impact the neighbors. MS. GONZALEZ stated she was not opposed to holding a meeting and agreed to holding the item in abeyance for 30 days in order to do so.

See Items 20a and 20b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 20-20b.

- 20a. 21-0188-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC)

Minutes:

See Item 20 for related discussion and Items 20-20b for related backup.

Motion made by Anthony Williams to Hold in abeyance Items 20a and 20b to 7/13/2021

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 20b. 21-0188-MSP1 - MASTER SIGN PLAN - FOR THE CONVERSION OF AN EXISTING SEVEN-FOOT TALL FREESTANDING SIGN FROM STATIC TO ANIMATED FOR A PUBLIC SCHOOL, PRIMARY

Minutes:

See Item 20 for related discussion and Items 20-20b for related backup.

Motion made by Anthony Williams to Hold in abeyance Items 20a and 20b to 7/13/2021

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

21. 21-0192-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR TWO ILLUMINATED LED SIGNS AND ONE ANIMATED LED DISPLAY SIGN AT A PUBLIC SECONDARY SCHOOL on 36.28 acres at 4701 West Bonanza Road (APN 139-30-401-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported the proposed wall sign is compatible with the design of the existing primary school and would operate in a manner that did not adversely impact neighboring residential properties. Staff therefore, recommended approval of the Master Sign Plan. He noted additional letters of support and protest were received since publication.

LUCY GONZALEZ, CCSD (Clark County School District) Rural Property Management, stated she was present to answer questions and provide any clarification the Planning Commission may need.

COMMISSIONER WILLIAMS wished to follow staff's recommendation of approval.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

22. 21-0206-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 9.84 acres at 9601 Red Hills Road (APN 163-06-610-001), C-V (Civic) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported the proposed sign did not meet Residential Protection Standards that prohibit signs within 200 feet of property zoned for single-family residential use and which are visible from these properties. As such, staff recommended denial of the application. He noted additional letters of support and protest were received since publication.

LUCY GONZALEZ, CCSD (Clark County School District) Rural Property Management, stated the current proposed location of the sign is approximately 20 feet short of the minimum 200-foot separation based on the current measurement. She noted that measurement was taken from the sign cabinet edge, but when they did a rough estimate from the sign face, which is the portion that will be illuminated and most likely to impact the neighbors, to the homes on the north side of Grand Canyon Drive, that measured approximately 230 feet. She indicated the sign would be utilized to provide information to parents and announce school events.

ERIC McCAMMOND, Senior Management Analyst, read all conditions of approval into the record at the request of COMMISSIONER CHATTAH. The Commissioner stated she reviewed the application package and asked MS. GONZALEZ if they were in agreement with such, to which she confirmed.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sigal Chattah to Approve subject to condition(s)

NOTE: Due to technical difficulties, the video did not capture the vote.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

23. 21-0215 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 4.04 acres at the southwest corner of Racel Street and Tenaya Way (APNs 125-10-404-001 and 002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 23-23b.

ERIC McCAMMOND, Senior Management Analyst, reported no evidence of a unique or extraordinary circumstance was presented, in that the applicant created self-imposed hardships by proposing changes to an existing Tentative Map that do not meet Title 19 development standards. As such, staff recommended denial of both applications. He noted additional letters of protest were received since publication.

ROBERT CUNNINGHAM, Taney Engineering, appeared representing the developer. He stated the site has an approved Tentative Map for the 10 lots, and they are before the Commission for two Variances. One Variance replaces an expired Variance, and the second one related to deferral of the off-site improvements. He indicated the original request was for the developer not to be required to contribute money to the City for the off-site improvements, but he has since spoken with VICTOR BOLANOS, Senior Engineering Associate, and if acceptable to the Planning Commission, the applicant agreed to pay a deferral fee based on rural standard street improvements.

CHAIR DE SALVIO stated he worked with the applicant, and they came to the agreement of the rural standard street improvement contribution.

See Items 23a and 23b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 23-23b.

- 23a. 21-0215-VAR1 - VARIANCE - TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED AND A PRIVATE STREET WITHOUT A GATE TO NOT BE DEVELOPED TO COMPLETE STREET STANDARDS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 23 for related discussion and Items 23-23b for related backup.

Motion made by Louis De Salvio to Approve Items 23a and 23b subject to condition(s)

NOTE: Commissioner Rogan disclosed that this matter falls within the Interlocal Agreement and as an employee of Clark County, he usually does not vote on these; however, since this is only a Variance request unrelated to the Interlocal Agreement, he would be voting on Items 23a and 23b.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 23b. 21-0215-VAR2 - VARIANCE - TO ALLOW NO INTERNAL OR EXTERNAL STREET LIGHTING WHERE SUCH IS REQUIRED; NOR PAY THE IMPROVEMENT CONTRIBUTION IN LIEU OF

IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 23 for related discussion and Items 23-23b for related backup.

Motion made by Louis De Salvio to Approve Items 23a and 23b subject to condition(s)

NOTE: Commissioner Rogan disclosed that this matter falls within the Interlocal Agreement and as an employee of Clark County, he usually does not vote on these; however, since this is only a Variance request unrelated to the Interlocal Agreement, he would be voting on Items 23a and 23b.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

24. 21-0216 - PUBLIC HEARING - APPLICANT/OWNER: DORAL ACADEMY OF NEVADA - For possible action on the following Land Use Entitlement project requests on 4.91 acres at 2568 Fire Mesa Street (APN 138-15-410-056), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 24-24b.

ERIC McCAMMOND, Senior Management Analyst, reported no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by overbuilding the subject site. Staff therefore, recommended denial of the Variance and associated Site Development Plan Review. He noted additional letters of support were received since publication.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant. Using the site plan, she pointed out the location of the approximately 2,000 square-foot addition. She noted there would be no increase in staff or enrollment, which is capped at about 1,000 students. The purpose of the addition is to house two teachers, who are currently having to share classrooms with two other teachers. During the school term, a count was done of the parking spaces, and they found throughout the course of the school day that there are 20 to 30 vacant spaces. They believe the requested addition is a good solution and will not impact parking. She noted another alternative would be to remove some of the playground, but they did not want to take that away from the children.

See Items 24a and 24b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 24-24b.

- 24a. 21-0216-VAR1 - VARIANCE - TO ALLOW 129 PARKING SPACES WHERE 144 ARE REQUIRED

Minutes:

See Item 24 for related discussion and Items 24-24b for related backup.

Motion made by Jeff Rogan to Approve Items 24a and 24b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 24b. 21-0216-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-54330) TO ADD A 2,137 SQUARE-FOOT, ONE-STORY BUILDING ADDITION WITH TWO CLASSROOMS AND RECONFIGURATION OF THE PARKING LOT FOR AN EXISTING PRIMARY PRIVATE SCHOOL DEVELOPMENT

Minutes:

See Item 24 for related discussion and Items 24-24b for related backup.

Motion made by Jeff Rogan to Approve Items 24a and 24b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

25. 21-0226 - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL - For possible action on the following Land Use Entitlement project requests on 7.50 acres at the southwest corner of Gilmore Avenue and El Capitan Way (APNs 138-08-202-002 through 004), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony). Staff recommends DENIAL on 21-0226-VAR1, 21-0226-VAR2 and 21-0226-TMP1. Staff recommends APPROVAL on 21-0226-VAC1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 25-25d.

ALEX STRAWSER, Planner II, reported due to the associated Variances requested allowing a design that does not meet the residential connectivity ratio, non-standard private street sizes, and the utilization of stub street terminuses, staff recommended denial of the proposed Variances and Tentative Map. He noted additional letters of support and protest were received since publication.

ATTORNEY JENNIFER LAZOVICH appeared representing KB Home. She pointed out the location of the subject site on the aerial displayed, noting it was an infill property surrounded by residential properties on two sides and El Capitan Way and Gilmore Avenue on the other sides. She stated these existing conditions drive the need for many of the Variances being requested.

With regard to the connectivity Variance, she explained one connectivity point is being provided on Gilmore Avenue as close to El Capitan Way as possible, one at the gated area and others on the south and west sides.

As far as the non-standard private street Variance, the subject streets are within the project, which is proposed to be gated, and although they are non-standard, they are somewhat wider than the code requires, which will allow for a sidewalk to be provided on one side, along with some on-street parking.

She pointed out the two dead-end streets, noting there were only two to two and one-half homes on each portion of those streets. She added each home will have fire sprinklers as required by code.

With respect to the wall height waiver, she displayed a rendering and described the differentiation in the wall heights throughout the property, stating they would not impact any existing residences. Because this is an infill property, the subject site is surrounded by some sort of development on all sides, and in order to obtain proper flow and drainage, the wall height must be increased in certain areas.

JEFF BERNSTEIN stated he lives adjacent to the subject property, which has been vacant for 22 years. He thought a 15-foot high wall seemed excessive and may feel prison-like and did not believe the other developments had walls that high.

CHAIR DE SALVIO asked about the elevation and if the 15-foot wall was from the street view. MS. LAZOVICH pointed out the location of the 15-foot perimeter walls on the display and stated they would only be seen street side along El Capitan Way and a very small portion of Gilmore Avenue. The remaining perimeter would have a standard six-foot wall. She reiterated the higher wall was necessary for proper drainage and flow. There are other taller walls (ranging from 10 to 12 feet) located within the development, but would not be visible to the adjacent existing neighbors; they will only be seen by the individuals who purchase those homes within the new development.

COMMISSIONER TOUSSAINT stated she spoke with MS. LAZOVICH, and acknowledged infill properties tend to pose a problem, but she prefers to see a development over a vacant lot. As far as sub-streets, she could

support that request because the Commission has approved those repeatedly in the past. She thought this was a good project and that the neighbors would like it once completed.

See Items 25a-25d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 25-25d.

- 25a. 21-0226-VAR1 - VARIANCE - TO ALLOW NON-STANDARD PRIVATE STREETS BEHIND A GATE; A CONNECTIVITY RATIO OF 1.05 WHERE 1.30 IS REQUIRED AND PROPOSED STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

Minutes:

See Item 25 for related discussion and Items 25-25d for related backup.

Motion made by Donna Toussaint to Approve Items 25a-25d subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 25b. 21-0226-VAR2 - VARIANCE - TO ALLOW A NINE-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A 15-FOOT OVERALL WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED

Minutes:

See Item 25 for related discussion and Items 25-25d for related backup.

Motion made by Donna Toussaint to Approve Items 25a-25d subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 25c. 21-0226-VAC1 - VACATION - Petition to Vacate U.S. Government Patent easements generally located north of Gilmore Avenue and west of El Capitan Way

Minutes:

See Item 25 for related discussion and Items 25-25d for related backup.

Motion made by Donna Toussaint to Approve Items 25a-25d subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 25d. 21-0226-TMP1 - TENTATIVE MAP - GILMORE GROVE - FOR A 59-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 25 for related discussion and Items 25-25d for related backup.

Motion made by Donna Toussaint to Approve Items 25a-25d subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

26. 21-0227 - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC - For possible action on the following Land Use Entitlement project requests on 55.52 acres on the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 26a and 26b for related backup.

- 26a. 21-0227-VAR1 - VARIANCE - TO ALLOW MODIFIED CUL-DE-SACS WHERE CUL-DE-SACS ARE REQUIRED FOR PRIVATE STREETS BEHIND A GATE; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED

Minutes:

See Item 6 for related discussion and Items 26-26b for related backup.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 26a and 26b to 7/13/2021

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 26b. 21-0227-TMP1 - TENTATIVE MAP - JONES & ELKHORN - FOR A PROPOSED 199-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW THE DEFERRAL OF HALF-STREET IMPROVEMENTS FOR LEON AVENUE

Minutes:

See Item 6 for related discussion and Items 26-26b for related backup.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 26a and 26b to 7/13/2021

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

27. 21-0228 - PUBLIC HEARING - APPLICANT: 7 STARS MASSAGE, LLC - OWNER: FREANEL & SON CHEYENNE, LLC - For possible action on the following Land Use Entitlement project requests on 1.31 acres at 7350 West Cheyenne Avenue, Suite #102 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 27-27b.

ALEX STRAWSER, Planner II, reported while the proposed massage establishment met all of the minimum Special Use Permit (SUP) requirements, the proposed use requires a more intensive parking requirement, increasing the existing parking impairment. No substantial evidence was presented to warrant the requested Variance. Staff found the applicant created a self-imposed hardship by exceeding Title 19 parking requirements, and therefore, recommended denial of this request. He noted an additional letter of protest was received since publication.

CRAIG SUMMERS appeared representing the property owner, stating they have not experienced any issues with the amount of parking available. There are 75 parking spaces, and he has never seen them all occupied.

COMMISSIONER TOUSSAINT stated she drove by the parking lot on several occasions to determine whether the parking lot was full, and that did not appear to be the case. As such, she did not believe there would be a problem with what the applicant was requesting.

See Items 27a and 27b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 27-27b.

- 27a. 21-0228-VAR1 - VARIANCE - TO PROVIDE ZERO ADDITIONAL PARKING SPACES WHERE EIGHT ADDITIONAL ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED SITE

Minutes:

See Item 27 for related discussion and Items 27-27b for related backup.

Motion made by Donna Toussaint to Approve Items 27a and 27b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 27b. 21-0228-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,155 SQUARE-FOOT MASSAGE ESTABLISHMENT USE

Minutes:

See Item 27 for related discussion and Items 27-27b for related backup.

Motion made by Donna Toussaint to Approve Items 27a and 27b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

28. 21-0231-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATRICK BAILEY - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSPACE] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.25 acres at 5136 Lamarjon Court (APN 138-24-713-010), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported no substantial evidence was presented to warrant the requested Variance. Staff found the applicant created a self-imposed hardship by proposing to develop an accessory structure with materials that are industrial in nature and that are not compatible or harmonious with surrounding residential development. Therefore, staff recommended denial of this request.

PATRICK BAILEY, applicant, appeared and stated he was willing to answer any questions the Commission had.

COMMISSIONER WILLIAMS stated the challenge with this project after looking at the application, photos and design examples that were submitted, was that when adding an accessory structure, it must be compatible with the existing dwelling. In this case, the existing dwelling is stucco and what is being proposed is corrugated metal. As such, he asked the applicant if he was open to redesigning his proposal.

MR. BAILEY stated he chose the metal design due to the cost and pointed out his adjacent neighbor has a building with white metal siding in their backyard. COMMISSIONER WILLIAMS did not know the neighbor's circumstance, but indicated in this case, he would have to agree with staff's recommendation of denial and hoped the applicant could come back in the future with something more aesthetically compatible with the existing dwelling.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

29. 21-0234 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST - For possible action on the following Land Use Entitlement project requests on 3.96 acres at the southwest corner of Bullring Lane and Torrey Pines Drive (APNs 125-26-204-001 and 002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 29-29c.

ALEX STRAWSER, Planner II, reported the subject site is zoned R-E (Residence Estates) which provides low density residential units located on large lots and conveys a rural environment. Staff found no evidence of a unique or extraordinary circumstance and that the applicant created a self-imposed hardship by not meeting the private street standards, installing the necessary street lighting, or paying the necessary contributions for future improvements in its proposal. Therefore, staff recommended denial of the Tentative Map and associated Variance applications.

ROBERT CUNNINGHAM, Taney Engineering, explained this is an R-E (Residence Estates) subdivision with two cul-de-sacs coming off of Bullring Lane. Variances are being requested in order to keep with the rural street standards in the area and the cul-de-sacs consistent with what is typically built in Clark County, which would include a curb and gutter, but no sidewalks or street lights. Additionally, they are requesting a deferral of the off-site improvements on Torrey Pines and Bullring Lane, noting the developer agreed to pay based on the rural standard instead of the urban standard calculation.

CHAIR DE SALVIO confirmed with the applicant they agreed to pay the off-site improvements based on the rural standards. In response to the question from the Chair as to how this affected Item 29b, ERIC McCAMMOND, Senior Management Analyst, explained the applicant could either withdraw the item without prejudice or a motion could be made to deny the item. He added sometimes it behooves the applicant to withdraw their application.

MR. CUNNINGHAM stated it was his understanding if the Variance was not approved, the deferral fee for curb, gutter, sidewalk and street lights would be based on urban standards, and they are requesting it be based on rural standards, after initially requesting no deferral fee be paid whatsoever. As such, he thought the Variance needed to be amended and thought staff wrote the conditions that it be based on rural standards.

CHAIR DE SALVIO deferred to staff. MR. McCAMMOND thought the first Variance would allow rural improvement standards and the second Variance would no longer be necessary, which would allow the applicant to not pay. VICTOR BOLANOS, Senior Engineering Associate, said the agreement was to withdraw Item 29b.

MR. CUNNINGHAM asked if the applicant could proceed based on rural standards if Item 29b was withdrawn without prejudice. CHAIR DE SALVIO understood if the applicant agreed to pay, Item 29b could be withdrawn.

This item was trailed in order for staff to speak with MR. CUNNINGHAM to obtain clarity.

Subsequent to Item 31, CHAIR DE SALVIO reopened this item. MR. CUNNINGHAM stated it was agreed Item 29b could be withdrawn because Item 29a covers the deferral fee requirement. MR. BOLANOS read a condition into the record for Item 29a at the request of the Chair. MR. CUNNINGHAM agreed to this condition.

See Items 29-29c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 29-29c.

- 29a. 21-0234-VAR1 - VARIANCE - TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED

Minutes:

See Item 29 for related discussion and Items 29-29c for related backup.

Motion made by Louis De Salvio to Approve Items 29a and 29c subject to condition(s) and adding the following condition as read for the record:

A. A Variance of Title 19.02.025.F to defer off-site improvements on Bullring Lane and Torrey Pines Drive is hereby approved. Required improvements shall be per Standard Drawing 244.10 for Bullring Lane and 244.11 for Torrey Pines Drive. Contribution amounts as listed in Title 19.02.025.F will be based on items deferred that do not match standard drawings 244.10 and 244.11.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 29b. 21-0234-VAR2 - VARIANCE - TO ALLOW NO PAYMENT IMPROVEMENT CONTRIBUTION IN LIEU OF OFF-SITE IMPROVEMENTS WHERE SUCH IS REQUIRED

Minutes:

See Item 29 for related discussion and Items 29-29c for related backup.

Motion made by Louis De Salvio to Withdraw without prejudice

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

- 29c. 21-0234-TMP1 - TENTATIVE MAP - BULLRING & TORREY PINES - FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 29 for related discussion and Items 29-29c for related backup.

Motion made by Louis De Salvio to Approve Items 29a and 29c subject to condition(s) with amended conditions for Item 29a

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

30. 21-0237 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 1.15 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive (APN 125-07-111-004), T-D (Traditional Development) Zone [PF (Public Facilities) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 30-30b.

ALEX STRAWSER, Planner II, reported the proposed project would meet the developer's commitment within the development agreement; however, the lack of parking could not be supported and therefore, staff recommended denial. The applicant was given the option of providing a Parking Demand Analysis from a

professional traffic engineer to demonstrate that less parking would be required based on the unique operation of the land use, but did not pursue this option.

ATTORNEY JENNIFER LAZOVICH and CHRIS RICHARDSON were present. MS. LAZOVICH indicated the subject site was located within the Skye Canyon Master Planned Community. She pointed out the location of a fire station the developer was providing land for and also displayed a site plan for the project. With regard to the Variance requesting a reduction in the number of parking spaces, she stated they worked with FIRE CHIEF JEFFREY BUCHANAN, who indicated the number of parking spaces being provided was sufficient for their needs.

DEPUTY FIRE CHIEF ROBERT NOLAN commented Las Vegas Fire and Rescue appreciated all of the work and outreach done by the developer and confirmed the station design and parking was adequate for their needs.

See Items 30a and 30b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 30-30b.

30a. 21-0237-VAR1 - VARIANCE - TO ALLOW 26 PARKING SPACES WHERE 37 SPACES ARE REQUIRED

Minutes:

See Item 30 for related discussion and Items 30-30b for related backup.

Motion made by Louis De Salvio to Approve Items 30a and 30b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

30b. 21-0237-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 11,057 SQUARE-FOOT GOVERNMENT FACILITY [FIRE STATION]

Minutes:

See Item 30 for related discussion and Items 30-30b for related backup.

Motion made by Louis De Salvio to Approve Items 30a and 30b subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

31. 21-0249-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DC RAMPART OWNER, LLC - For possible action on a Land Use Entitlement project request FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW A STRUCTURE (TRASH ENCLOSURE) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported the applicant was proposing a trash enclosure in conjunction with a previously approved 359-unit multi-family residential development. Referencing the Las Vegas Renaissance Master Plan Section 2.10 (Buffer Zone Development Standards), he noted the northeast portion of the subject property, where it backs up to the Tuscan Hills II subdivision, is subject to a 125-foot buffer zone, which is required to be landscaped pursuant to the landscape plan approved with the previously approved Site

Development Plan Review. Adjacent to the 125-foot buffer zone is a 60-foot no building/structure zone.

As the applicant requested a Variance to allow a trash enclosure structure within the required 60-foot no building/structure zone, staff recommended denial of the Variance. He noted additional letters of support and protest were received since publication.

ATTORNEY TONY CELESTE appeared on behalf of the applicant. A site map was displayed of the approximate 15-acre property located across the street from Tivoli Village at the corners of Rampart Boulevard and Alta Drive. Entitlements were received about four years ago for a luxury apartment development consisting of 359 units, which opened a couple of weeks ago. As staff noted, the location of the trash enclosure was required to be a certain distance from the east property line; however, he emphasized the 125-foot buffer zone, which consists of the existing landscaping and berm, remains unaltered and intact, a photo of which was displayed. The trash enclosure should have been built a little further to the west on the site, but it is already permitted and built, and is why they are before the Planning Commission asking for a Variance to keep it at the existing location. He stated no concerns were expressed by the Tuscan Homeowners Association during a meeting held with them in April.

COMMISSIONER CHATTAH commented after reviewing everything, she believed the request to be harmonious and compatible, with no prejudicial effect on neighboring properties and that the landscape buffer mitigated any concerns.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sigal Chattah to Approve subject to condition(s)

NOTE: Commissioner Rogan abstained from voting on this matter as he is moving into an Elysian property and did not want anyone to assume there was some relationship that would affect his vote.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

Citizens Participation:

32. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
None.

The meeting was adjourned at 7:06 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Cheyenne LaRance, Deputy City Clerk

Minutes Prepared by:

Debra A. Outland, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
Howard Lieburn Senior Center, 6230 Garwood Avenue